

CONNECTICUT SINGLE-FAMILY SALES REPORT

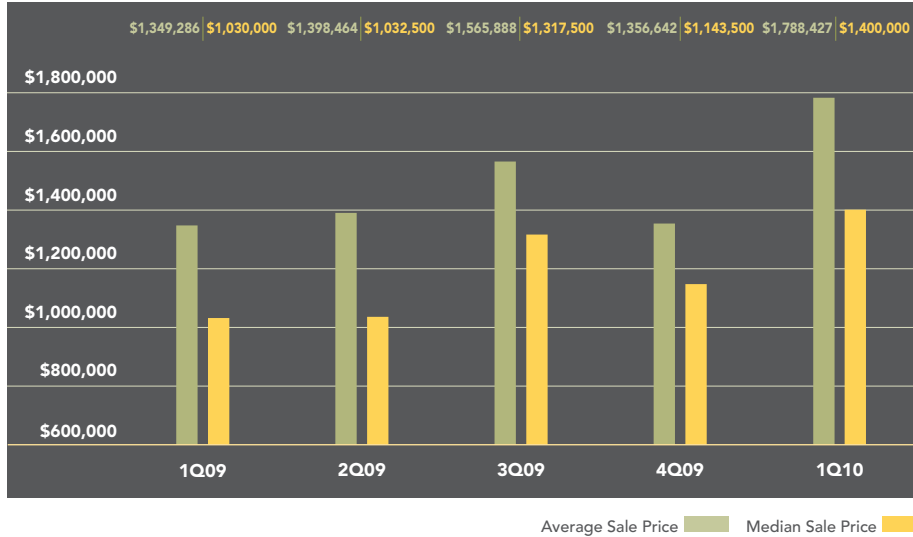
FIRST QUARTER 2010



Darien

There were 6 closings of at least \$3 million in Darien during 2010's first quarter, compared to none a year ago. Not surprisingly, this caused both the average and median price to rise sharply during this time. The Darien market was also much more active than a year ago, as the number of closings rose from 21 in the first quarter of 2009 to 37, a 76% improvement. Homes did spend 63% longer on the market than a year ago, at an average of 182 days.

Average and Median Sale Price



	Number of Sales	Days on Market
1Q10	37	182
4Q09	50	154
3Q09	62	152
2Q09	48	113
1Q09	21	112

Fairfield

The 106 closings in Fairfield during the first quarter represented a 63% increase from a year ago. The median price, which measures the middle of the market, of \$527,250 was 9% higher than during 2009's first quarter. The average price fell slightly during this time, as closings of \$2 million or more accounted for just 3% of all sales, compared to 6% a year ago.

Average and Median Sale Price

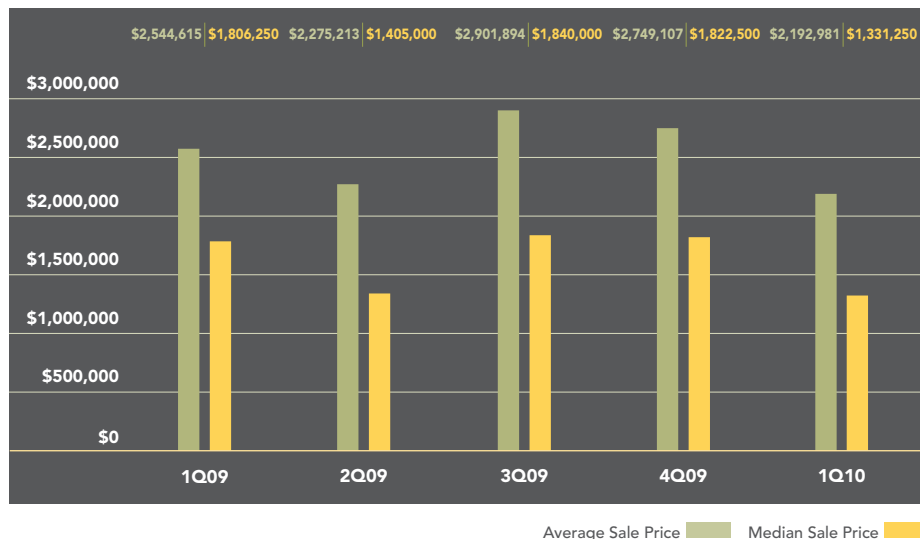


	Number of Sales	Days on Market
1Q10	106	100
4Q09	117	103
3Q09	163	99
2Q09	115	99
1Q09	65	99

Greenwich

After a bottoming out a year ago, sales activity has remained brisk in Greenwich. Closings rose 254% from just 26 in the first quarter of 2009, to 92 last quarter. Much of the increased activity was in homes priced under \$1 million, which accounted for 33% of closings, compared to 23% a year ago. This helped bring the average price down 14% from the first quarter of 2009, to \$2,192,981.

Average and Median Sale Price

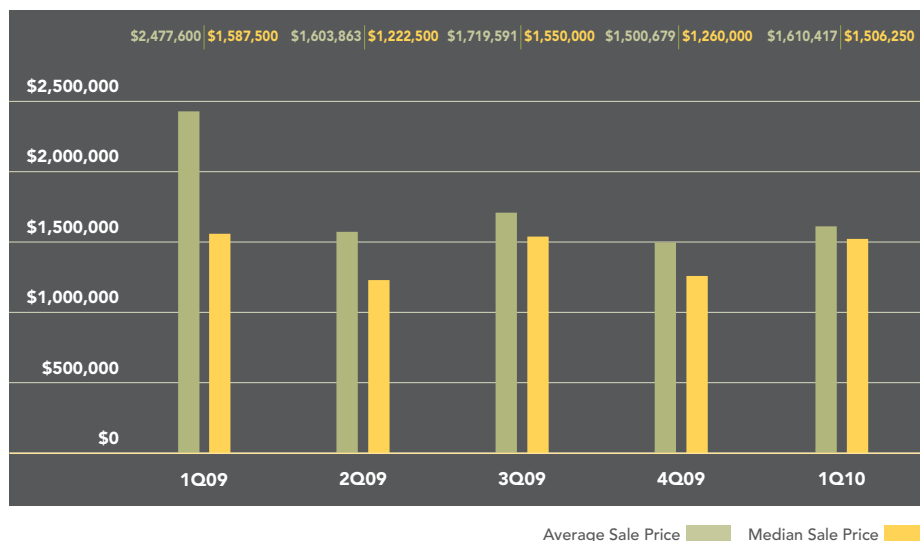


	Number of Sales	Days on Market
1Q10	92	237
4Q09	110	229
3Q09	119	228
2Q09	71	232
1Q09	26	214

New Canaan

While the average price fell 35% over the past year in New Canaan, this figure must be viewed with caution. A year ago, there were just 10 closings in this market, which are too few sales to produce a meaningful analysis. Activity has certainly picked up since then, as closings were 160% higher than during the first quarter of 2009.

Average and Median Sale Price



	Number of Sales	Days on Market
1Q10	26	241
4Q09	35	204
3Q09	64	179
2Q09	40	203
1Q09	10	243

Norwalk

A sharp reduction in sales of \$1 million or more caused the average price to fall 30% over the past year in Norwalk. Homes in this category accounted for just 3% of first quarter closings, compared to 10% a year ago. The 93 closings during the quarter were a 37% improvement from a year ago, and time on the market fell 17% to 100 days.

Average and Median Sale Price

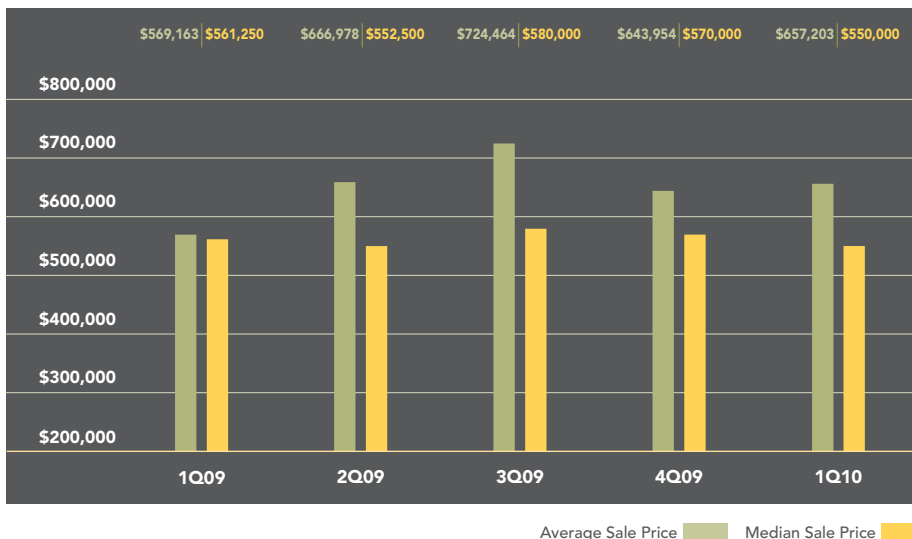


	Number of Sales	Days on Market
1Q10	93	100
4Q09	144	96
3Q09	126	103
2Q09	101	100
1Q09	68	120

Stamford

Unlike most markets, sales of \$1 million or more accounted for a greater share of the Stamford area than a year ago. These sales comprised 10% of all first quarter transactions, up from just 3% a year ago. This brought the average price up 15% during this time to \$657,203. Despite an increase of 10% in time on the market, the number of sales was 60% higher than a year ago.

Average and Median Sale Price

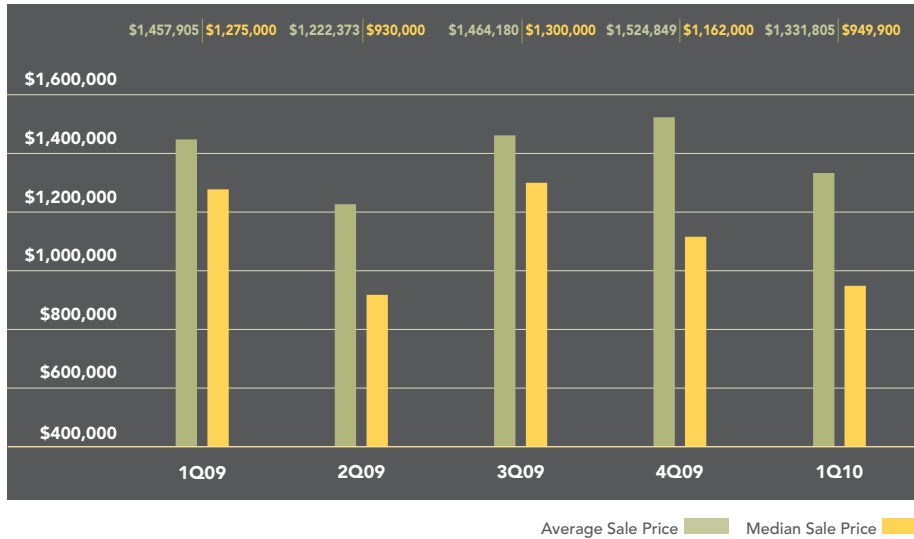


	Number of Sales	Days on Market
1Q10	96	128
4Q09	155	97
3Q09	157	102
2Q09	110	98
1Q09	60	116

Westport

More than half of all Westport sales in the first quarter were for under \$1 million, bringing the median price down 25% to \$949,900. A pickup at the high end of the market did keep the decline in the average price to just 9% during this time. There were 89% more closings in Westport than during 2009's first quarter, while homes sold 28% faster than a year ago.

Average and Median Sale Price

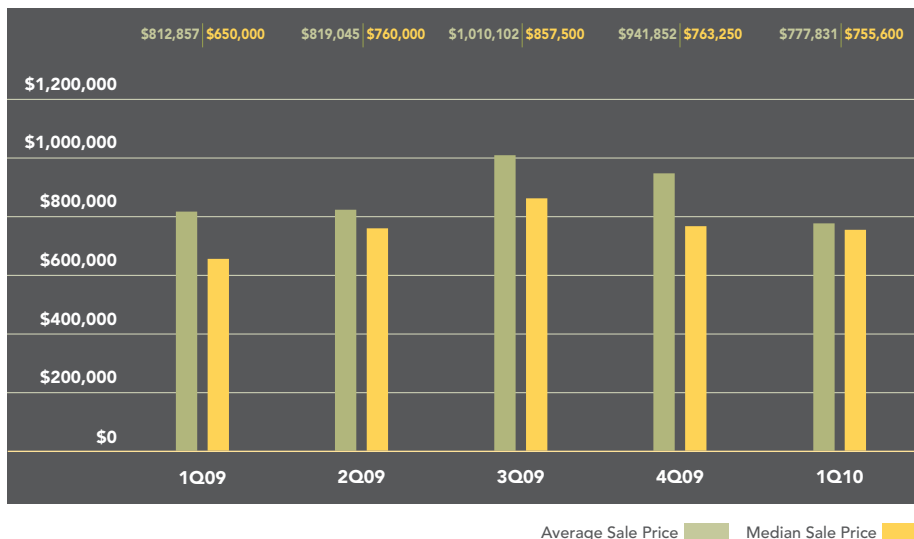


	Number of Sales	Days on Market
1Q10	53	103
4Q09	76	154
3Q09	83	108
2Q09	62	113
1Q09	28	143

Wilton

Homes in Wilton sold for a median price of \$755,600, 16% more than a year ago. The average price fell slightly, as the high end comprised a smaller share of the market. The number of sales rose 57% during this time, from 14 in the first quarter of 2009, to 22.

Average and Median Sale Price



	Number of Sales	Days on Market
1Q10	22	126
4Q09	34	156
3Q09	47	112
2Q09	41	122
1Q09	14	107

**Greenwich**

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Data is sourced from the Greater Fairfield County CMLS, Darien MLS, Greenwich MLS and New Canan MLS

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